

PROPERTY ADDRESS:
3 KING COURT
WAWTERVILLE, MAINE

Received Kennebec SS.
06/26/2009 10:37AM
Pages 6 Attest:
BEVERLY JUSTIN-HATHEWAY
REGISTER OF DEEDS

TRANSFER
TAX
PAID

QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR

39-65

KNOW ALL BY THESE PRESENTS,

THAT Sovereign Bank, organized and existing under the laws of the United States of America, and having its principal place of business c/o Sovereign Bank in Reading, PA, acting pursuant to a Judgment of Foreclosure and Sale entered on January 23, 2009, in the Maine District Court, Division of Waterville located in Waterville, Maine, Docket No. RE-08-115, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of the Mortgage given by Antonio Devescovi, Jr. to Sovereign Bank, dated April 10, 2004, and recorded in the Kennebec County Registry of Deeds in Book 7936, Page 24, in consideration of One And 00/100 Dollars (\$1.00) and other valuable consideration paid by Sovereign Bank, whose mailing address is c/o Sovereign Bank 601 Penn Street, Reading, PA 19601, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Sovereign Bank, its successors and assigns forever,

A certain lot or parcel of land commonly known as 3 King Court, situated in the Town of Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

FOR PROPERTY DESCRIPTION SEE "EXHIBIT A" ATTACHED HERETO

⑥ Shechtman

That Sovereign Bank, is acting pursuant to a Judgment of Foreclosure and Sale entered on January 23, 2009, in the Maine District Court, Division of Waterville located in Waterville, Maine, Docket No. RE-08-115. A true attest copy of the Judgment of Foreclosure and Sale is recorded prior hereto with the Kennebec County Registry of Deeds.

That Sovereign Bank caused a Notice of Public Sale to be published on April 24, 2009, May 1, 2009 and May 8, 2009, in the Kennebec Journal, a newspaper of general circulation in the County of Kennebec, an Affidavit of Publication for which is attached hereto as Exhibit B.

That Sovereign Bank caused the sale to occur on May 27, 2009, with Sovereign Bank, being the successful bidder. This deed is given in conformance therewith.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Sovereign Bank, its successors and assigns forever.

IN WITNESS WHEREOF, the said Sovereign Bank, has caused this instrument to be signed in its corporate name by HEATHER SOLLEY, its
AVP
thereunto duly authorized, this 16 day of JUNE, 2009.

Sovereign Bank

By:

Heather Solly

Name:

HEATHER SOLLY

Its:

AJP

STATE OF

PA

COUNTY OF

BERKS

In _____, on the 16 day of JUNE, 2009, before me personally appeared HEATHER SOLLY, the AJP of Sovereign Bank, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of Sovereign Bank.

Christine Torok

Notary Public

Printed Name: CHRISTINE TOROK

My Commission Expires: 10-24-09

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Christine Torok, Notary Public

City Of Reading, Berks County

My Commission Expires Oct. 24, 2009

Member, Pennsylvania Association of Notaries

STATE OF MAINE

County of Kennebec
City of AUGUSTA

being duly sworn, says he/she is

Tanya Dyer

Doc # 2009017604
Book 10126 Page 0265

of the KENNEBEC JOURNAL a daily newspaper published in the

City of AUGUSTA, State of MAINE;

that the advertisement of

Antonio Doveskov

VS

Sovereign Bank

hereto annexed has been published in the said KENNEBEC JOURNAL

to wit: on 04/24/2009, 05/01/2009, 05/08/2009.

Subscribed and sworn to before me

this

5-12-9

Meredith Trank
for
Tanya Dyer

My Commission expires

Name: RSVP
Caption: NOTICE OF PUBLIC SALE NO
Ad Num: 0012805840

Kendra Newcombe Johnson

KENDRA NEWCOMBE JOHNSON
Notary Public, Maine
My Commission Expires August 27, 2012



**NOTICE OF
PUBLIC SALE**

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered January 23, 2009 in the action entitled Sovereign Bank v. Antonio Devescovi, Jr. et al., by the Maine District Court, Division of Waterville, Docket No. RE-08-115, wherein the Court adjudged the foreclosure of a mortgage granted by Antonio Devescovi, Jr. to Sovereign Bank dated April 10, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7936, Page 24, should the period of redemption have expired without redemption of the property by the mortgagor(s), a public sale of the property described in the mortgage will be conducted on

May 27, 2009
commencing at 2:00 p.m.
at 41 Bates Street, Portland, Maine 04103

The property is located at 3 King Court, Waterville, Kennebec County, Maine, reference as described in said mortgage.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shechtman Halperin Savage, LLP, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of Sovereign Bank is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved.

Additional terms will be announced at the public sale.

Sovereign Bank, by its attorneys, Shechtman Halperin Savage, LLP, Rachael K. Pierce, Esq. 1080 Main Street, Pawtucket, RI 02860, (401) 272-1400